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ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING FULL MODERNISATION THROUGHOUT –
A TRADITIONAL 2 BEDROOMED TERRACED HOUSE
SITUATED IN THE SEMI-RURAL VILLAGE OF COWLING**



**4 WALTON STREET
COWLING**

Constructed in coursed Yorkshire stone with corbelled eaves, this terraced property requires modernisation throughout **but has considerable potential and provides an exciting opportunity for prospective purchasers to implement changes to their own specific taste & specification.**

The accommodation is of a traditional '2 up & 2 down' design with original character features including **open fireplaces and ceiling high cupboards**; the whole having a lovely feeling of light & space and of likely appeal to a variety of prospective purchasers.

PRICE: £125,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Cowling is a popular semi rural village known for having a well-respected Primary School and a variety of country walks virtually on the door step; also being well placed for access to Cross Hills, Colne and the M65.

Offered with no forward chain, the accommodation in detail comprises:

TO THE GROUND FLOOR

uPVC door:

SITTING ROOM: 15'6" x 12'7" with feature fireplace, ceiling high cupboards, coving & ceiling rose.



DINING KITCHEN: 12'6" x 11'4" with feature fireplace, ceiling high fitted cupboards, stainless steel sink unit, uPVC door to the rear yard and staircase to the first floor with useful keeping cellar under.

TO THE FIRST FLOOR

BEDROOM 1: 15'10" x 12'5" with fitted cupboard.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BEDROOM 2: 11'4" x 8'5" with fitted cupboards (one housing the Baxi combination boiler).

BATHROOM: 8'1" x 7'4" (L-shape) with enamelled bath, pedestal wash basin, low suite w.c and window with frosted glass.



TO THE OUTSIDE

There is a yard to the rear with a timber gate giving access to a cobbled street, also including a large **OUTBUILDING** with fuel store, space/plumbing for washer and power for further white goods.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band A.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD22 0AZ

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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